

Approved 5/5/08
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, April 7, 2008 at the Mildred A. Wakeley Community & Recreation Center in Room #2 at 7:00 PM.

MEMBERS PRESENT:

James J. Giulietti, Acting Chairman
Douglas Roberts, Secretary
Vern Carlson
Brian Cummings
William O'Hare, Alternate
Antoinetta A. Carmody, Alternate
John H. Vanacore, Alternate, sitting for Dominic Palumbo

MEMBERS ABSENT:

Dominic Palumbo, Chairman

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
Andy Bevilacqua, Acting Town Engineer
Mary Lee Rydzewski, Public Stenographer
Sandra Lion, Clerk

AGENDA:

Mr. Giulietti, Acting Chairman, called the meeting to order at 7:00 PM. He introduced the Commissioners, alternates, town staff and the clerk. Mr. Giulietti explained the procedures for the public hearing and then asked Mr. Fredricksen if there were any changes to the agenda. Mr. Fredricksen stated that applications #P08-30, 410 Clintonville Road, and #P08-34, 344 Washington Avenue, are postponed to the May 5, 2008 meeting.

PUBLIC HEARING:

1. #P08-30 Special Permit Application/Certificate of Location (as authorized by Section 8.11.1) of Haven East, LLC, Applicant and Owner, relative to 410 Clintonville Road, (Map 69, Lot 5). Plan Entitled: Topographic/Boundary Map, Prepared by Martinez Couch & Associates, LLC, Dated 9/7/01. Scale 1" = 10'. R-40 Zoning District – postponed to the May 5, 2008 meeting.

2. #P08-34 Special Permit Application/Certificate of Location (as authorized by Section 8.10.1) of Timothy J. Lee on behalf of James Nan, Applicant, 354 Washington Avenue, LLC, Owner, relative to 344 Washington Avenue, (Map 85, Lot 123). Plan Entitled: As-built, Property Located at 344-354 Washington Avenue, North Haven, Connecticut, Prepared by Criscuolo Engineering, LLC, Dated 3/22/04, rev. 2/6/08. Scale 1" = 30'. Postponed to the May 5, 2008 meeting.

SITE PLANS:

3. #P08-24 Site Plan Application of Andrew Ciacchio, Applicant, Stony Island, LLC, Owner, relative to 92 State Street, (Map 58, Lot 108). Plan Entitled: Site Plan, Art's TV & Appliance, 92 State Street, North Haven, CT, Prepared by Christopher G. Bell, P.E., Dated 1/7/07, rev. 2/5/08. Scale 1" = 20'. CB-40/ R-20 Zoning Districts.

Mr. Chris Bell, engineer, presented the modified application for a 5,400 square foot appliance store with a 10' wide canopy in front, and a 4' high loading dock on the south side. Another 5,400 square foot building, an automobile detail shop, is being eliminated in the rear. He then reviewed the Acting Town Engineer's and the Land Use Administrator's comments with the Commission. The Commission asked a few more questions and Mr. Bell responded.

4. #P08-32 Site Plan Application of First Fuel, Applicant, Roger Rossi, Owner, relative to 133 Middletown Avenue, (Map 007, Lot 23). Plan Entitled: Proposed Addition, 133 Middletown Avenue, North Haven, CT, Prepared by Anthony v. Giordano & Associates, Consulting Engineers, Dated 2-18-08. Scale 1" = 20'. CB-20 Zoning District.

Mr. Rick Raymond, engineer, presented the application for an approximately 700 square foot addition to be used for office space. Mr. Roger Rossi, owner, further explained the addition to the Commission. Mr. Giulietti asked about parking and sidewalks. Mr. Rossi explained that parking is sufficient and feels that sidewalks are not necessary at this time. Mr. Cummings asked about the oil tank currently on the property. Mr. Raymond stated that the oil tank would be removed from the site.

5. #P08-33 Site Plan Application of North Haven CVS, Inc., Applicant, Colvest North Haven, LLC, (Peter LaPointe), Owner, relative to 162 Washington Avenue, (Map 073, 025). Plan Entitled: CVS Pharmacy, 162 Washington Avenue, North Haven, CT, Prepared by Vanasse Hangen Brustlin, Inc., Dated 3/5/08. Scale 20" = 40. CB-40/R-12 Zoning Districts.

Mr. Hugh Manke with Updike, Kelly & Spellacy and Ms. Shannon Rutherford, P.E. with Vanasse, Hangen, Brustlin, Inc., presented the application. Ms. Rutherford stated that the two storage containers currently placed on parking spaces will be removed. A 450 square foot storage unit and a 10' high vertical compactor will abut the back of the store. Chain link fences with gray slats will be used to enclose the storage unit and compactor.

Also, three additional parking spaces are being proposed. Plantings will be provided along the back of the property and around the compactor.

Mr. Carlson asked if the applicant would consider a 450 square foot addition instead of a storage unit. Ms. Rutherford responded by saying the addition would be extensive work, therefore, more costly. Mr. Roberts considers the storage container as outdoor storage, of which he is not in favor. He is also concerned with product being ruined due to temperature changes. Mr. Vanacore and Mr. Giulietti are concerned with the possibility of additional storage units being added in the future. Mr. Cummings asked about the three additional parking spaces and has safety concerns with the parking space nearest Blakeslee Avenue.

Mr. Hugh Manke responded to some of the Commission's questions and summarized the proposal.

CHANGE OF USE:

55A State Street – Change of Use from an alarm company to a consignment shop.

Nancy DeCristofaro, owner of 55A State Street, thought that it was the tenant's responsibility to obtain town approvals for a Change of Use. Mr. Giulietti stated to Mrs. DeCristofaro that it is the owner's responsibility to apply for the Change of Use. Mrs. DeCristofaro said she would make sure proper procedure is followed when new tenants come in.

BREAK: 8:00 - 8:15 PM

DELIBERATION SESSION:

SITE PLANS:

3. #P08-24 Site Plan Application of Andrew Ciacchio, Applicant, Stony Island, LLC, Owner, relative to 92 State Street.

Mr. Carlson moved to approve the application; Mr. Vanacore seconded the motion. The Commission voted as follows:

Giulietti – aye Roberts – aye Carlson – aye Cummings – aye Vanacore - aye

The application was approved with appropriate conditions.

4. #P08-32 Site Plan Application of First Fuel, Applicant, Roger Rossi, Owner, relative to 133 Middletown Avenue.

Mr. Carlson moved to approve the application; Mr. Roberts seconded the motion. The Commission voted as follows:

Giulietti – aye Roberts – aye Carlson – aye Cummings – aye Vanacore - aye

The application was approved with appropriate conditions.

5. #P08-33 Site Plan Application of North Haven CVS, Inc., Applicant, Colvest North Haven, LLC, (Peter LaPointe), Owner, relative to 162 Washington Avenue.

Mr. Giulietti moved to approve the application; there was no second.

Mr. Carlson moved to deny the application; Mr. Roberts seconded the motion. The Commission voted as follows:

Giulietti – nay Roberts – aye Carlson – aye Cummings – aye Vanacore - aye

The application was denied for the following reasons.

1. The Commission feels that CVS is a high profile store; therefore, they feel an addition, instead of a storage container, would be more appropriate for this area.
2. The proposed storage container is not conducive to the use or area.

INFORMAL PRESENTATION: None

EXTENSIONS: None

BOND RELEASES & REDUCTIONS: None

CORRESPONDENCE: Jordan Cove Urban Watershed Project (Handout/DVD)

MINUTES:

March 3, 2008

Mr. Carlson moved to approve the minutes of March 3, 2008; Mr. Roberts seconded the motion. The Commission voted as follows:

Giulietti – aye Roberts – aye Carlson - aye Cummings – aye Vanacore - aye

Mr. Vanacore moved to go out of deliberations; Mr. Roberts seconded the motion. All were in favor.

OTHER:

17 Sackett Point Road

Mr. Finoia of 17 Sackett Point Road, has issues regarding the buffer area and noise level with the Nelcon Ambulance site on Maple Avenue. Mr. Fredricksen further explained this issue with Mr. Finoia and the Commission. Mr. Giulietti said that this Commission is limited in what can be done regarding this situation and that this issue could possibly be a police matter.

The Commission also discussed tightening up the regulation that pertains to the number of non-related people living in one dwelling.

Mr. Carlson moved to consult the Town Attorney on the regulation regarding non-related people living in one dwelling; Mr. Roberts seconded the motion. All were in favor.

ADJOURN:

There being no further business, Mr. Vanacore moved to adjourn; Mr. Roberts seconded the motion. The meeting was adjourned at 9:05 PM.